144.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,700 / 742,700
					USE VALUE:	742,700 / 742,700
					ASSESSED:	742,700 / 742,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYONS KEVIN P
Owner 2:	LYONS CHRISTINE A
Owner 3:	
Street 1:	130 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HATCH WILLIAM C & JANINE -
Owner 2:	-
Street 1:	130 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1763 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4658.000	294,900		447,800	742,700
Total Card	0.107	294,900		447,800	742,700
Total Parcel	0.107	294,900		447,800	742,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.39 | /Parcel: 421.39

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93883
GIS Ref	
GIS Ref	
Insp Date	12/16/17

!11217!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,900	0	4,658.	447,800	742,700		Year end	12/23/2021
2021	101	FV	286,200	0	4,658.	447,800	734,000		Year End Roll	12/10/2020
2020	101	FV	286,300	0	4,658.	447,800	734,100	734,100	Year End Roll	12/18/2019
2019	101	FV	233,300	0	4,658.	419,800	653,100	653,100	Year End Roll	1/3/2019
2018	101	FV	233,300	0	4,658.	347,000	580,300	580,300	Year End Roll	12/20/2017
2017	101	FV	233,300	0	4,658.	319,100	552,400	552,400	Year End Roll	1/3/2017
2016	101	FV	233,300	0	4,658.	291,100	524,400	524,400	Year End	1/4/2016
2015	101	FV	220,300	0	4,658.	285,500	505,800	505,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:07:11

LAST REV

Date	Time
10/04/21	10:31:55
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11217

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATCH WILLIAM C	40620-182		8/26/2003		490,000	No	No		
SANDS VIRGINIA	24261-380		2/11/1994		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	873	Redo Kit	103,350	O				
6/14/2021	767	Porch	28,800	C				
3/7/2019	309	Redo Bat	10,000	C				
9/18/2018	1349	Inter Fi	1,000	C				
11/1/2016	1336	Re-Roof	7,295	C				
8/12/2015	1109	Insulate	3,596					Air sealing and in
9/22/2014	1231	New Wind	5,000		9/22/2014			4 replacement wind
10/20/2010	2162	New Wind	6,711					
5/11/1995	245		2,500					ADD DECK/DOOR
9/12/1994	461	Manual	700					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	HS	Hanne S
3/17/2009	Inspected	189	PATRIOT
1/28/2009	Measured	336	PATRIOT
12/29/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93883
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4658		Sq. Ft.	Site		0	80.	1.20	9									447,794						447,800	

Total AC/HA:	0.10693	Total SF/SM:	4658	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	447,794	Spl Credit		Total:	447,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400661
Depreciation:	105775
Depreciated Total:	294887

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

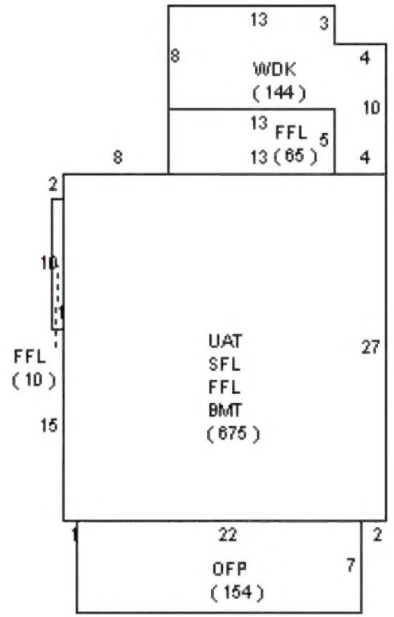
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	114.88
Final Total:	294900	Val/Su SzAd	206.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	180.410	135,307
BMT	Basement	675	71.710	48,406
SFL	Second Floor	675	180.410	121,776
UAT	Upper Attic	169	72.160	12,178
OFP	Open Porch	154	26.940	4,149
WDK	Deck	144	12.810	1,845

Net Sketched Area:	2,567			Total:	323,661
Size Ad	1425	Gross Area	3073	FinArea	1763

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

144.0-0002-0016.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	